



# Federal Emergency Management Agency

Washington, D.C. 20472

**JUN 29 2004**

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Michael J. Franzoia  
Mayor, City of Elko  
1751 College Avenue  
Elko, NV 89801

IN REPLY REFER TO:

Case No.: 02-09-1203P  
Community Name: City of Elko, NV  
Community No.: 320010  
Effective Date of **OCT 28 2004**  
This Revision:

Dear Mayor Franzoia:

The Flood Insurance Study report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Federal Insurance and Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Oakland, California, at (510) 627-7103, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,

Max H. Yuan, P.E., Project Engineer  
Hazard Identification Section  
Mitigation Division  
Emergency Preparedness  
and Response Directorate

For: Doug Bellomo, P.E., CFM, Acting Chief  
Hazard Identification Section  
Mitigation Division  
Emergency Preparedness  
and Response Directorate

List of Enclosures:

Letter of Map Revision Determination Document  
Annotated Flood Insurance Rate Map  
Annotated Flood Insurance Study Report

cc: Mr. Ferron S. Konakis, P.E.  
City Engineer  
Engineering Department  
City of Elko

Mr. James H. Littlejohn, P.E.  
Littlejohn Engineering Associates



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## LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Elko Elko County Nevada	CHANNELIZATION CULVERT	HYDROLOGIC ANALYSIS HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 320010		
IDENTIFIER	Elko General Hospital	APPROXIMATE LATITUDE & LONGITUDE: 40.832, 115.727 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

### FLOODING SOURCE(S) & REVISED REACH(ES)

Culley's Gulley – from approximately 200 feet upstream of Lamoille Highway to approximately 200 feet upstream of Errecart Boulevard

### SUMMARY OF REVISIONS

Effective Flooding: Zone X (unshaded) No BFEs\*  
 Revised Flooding: Zone AE BFEs\*  
 Increases: YES YES  
 Decreases: NONE NONE

\* BFEs – Base Flood Elevations

ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 320010 0004 C Date: November 16, 1995	DATE OF EFFECTIVE FLOOD INSURANCE STUDY REPORT: November 16, 1995 PROFILE: 09P PROFILE: 09P(a) SUMMARY OF DISCHARGES TABLE

\* FIRM – Flood Insurance Rate Map; \*\* FBFM – Flood Boundary and Floodway Map; \*\*\* FHBM – Flood Hazard Boundary Map

### DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

*MHC 10 Lym*  
 Max H. Yuan, P.E., Project Engineer  
 Hazard Identification Section  
 Mitigation Division  
 Emergency Preparedness and Response Directorate

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## LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION

#### APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of modified channel and culvert rests with your community. We may request that your community submit a description and schedule of channel and culvert activities.

#### COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

*Max H. Yuan*

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## LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION (CONTINUED)

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Sally M. Ziolkowski  
Director, Federal Insurance and Mitigation Division  
Federal Emergency Management Agency, Region IX  
1111 Broadway Street, Suite 1200  
Oakland, CA 94607-4052  
(510) 627-7103

### STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

Although portions of the area of revision are shown on the effective FIRM as in the unincorporated areas of Elko County, the City of Elko has annexed the entire area of revision. We have revised FIRM Panel 320010 0004 C to reflect the updated corporate limits. Please note that FIRM Panel 320027 2991 D for the unincorporated areas of Elko County has not been revised to reflect the updated corporate limits.

The submitted revised conditions HEC-1 hydrologic model is valid for the area of revision only. The hydrologic information and Summary of Discharges Table for Culley's Gulley has not been revised for areas downstream of Lamoille Highway.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

*Max H. Yuan*

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## LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

### PUBLIC NOTIFICATION OF REVISION

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised BFEs presented in this LOMR may be changed.

This information will be published in the *Federal Register* and your local newspaper as detailed below.

## LOCAL NEWSPAPER

Name: *Elko Daily Free Press*

Dates: 07/22/2004      07/29/2004

### PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
Culley's Gulley	Approximately 500 feet upstream of Lamoille Highway	None	5,194	0004 C
	Just upstream of Errecart Boulevard	None	5,260	0004 C

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Max H. Yuan, P.E., Project Engineer  
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Mitigation Division

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CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE CITY OF ELKO, ELKO COUNTY, NEVADA UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

On November 16, 1995, the Department of Homeland Security's Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the City of Elko, Elko County, Nevada, through issuance of a Flood Insurance Rate Map (FIRM). The Mitigation Division has determined that modification of the elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) for certain locations in this community is appropriate. The modified Base Flood Elevations (BFEs) revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate the effects of channelization of Culley's Gulley from approximately 200 feet upstream of Lamoille Highway to just upstream of Errecart Boulevard and construction of culverts under Errecart Boulevard and the Elko General Hospital Emergency Access Road. This has resulted in an increase in SFHA width and establishment of BFEs for Culley's Gulley. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source(s) cited above.

Location	Existing BFE (feet)	Modified BFE (feet)
Approximately 500 feet upstream of Lamoille Highway	None	5,194
Just upstream of Errecart Boulevard	None	5,260

\*National Geodetic Vertical Datum, rounded to nearest whole foot

Under the above-mentioned Acts of 1968 and 1973, the Mitigation Division must develop criteria for floodplain management. To participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.


Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Division reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Mitigation Division's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Michael J. Franzoia  
Mayor, City of Elko  
1751 College Avenue  
Elko, NV 89801

ZONE AO  
(DEPTH 1)

# MAP LEGEND

 Revised 100-Year Floodplain

ZONE X

REVISED AREA

ZONE X



APPROXIMATE SCALE IN FEET

500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
ELKO,  
NEVADA  
ELKO COUNTY

(SEE MAP INDEX FOR PANELS NOT PRINTED)

**REVISED TO  
REFLECT LOMR  
DATED OCT 28 2004**

COMMUNITY-PANEL NUMBER  
320010 0004 C

MAP REVISED:  
NOVEMBER 16, 1995



Federal Emergency Management Agency

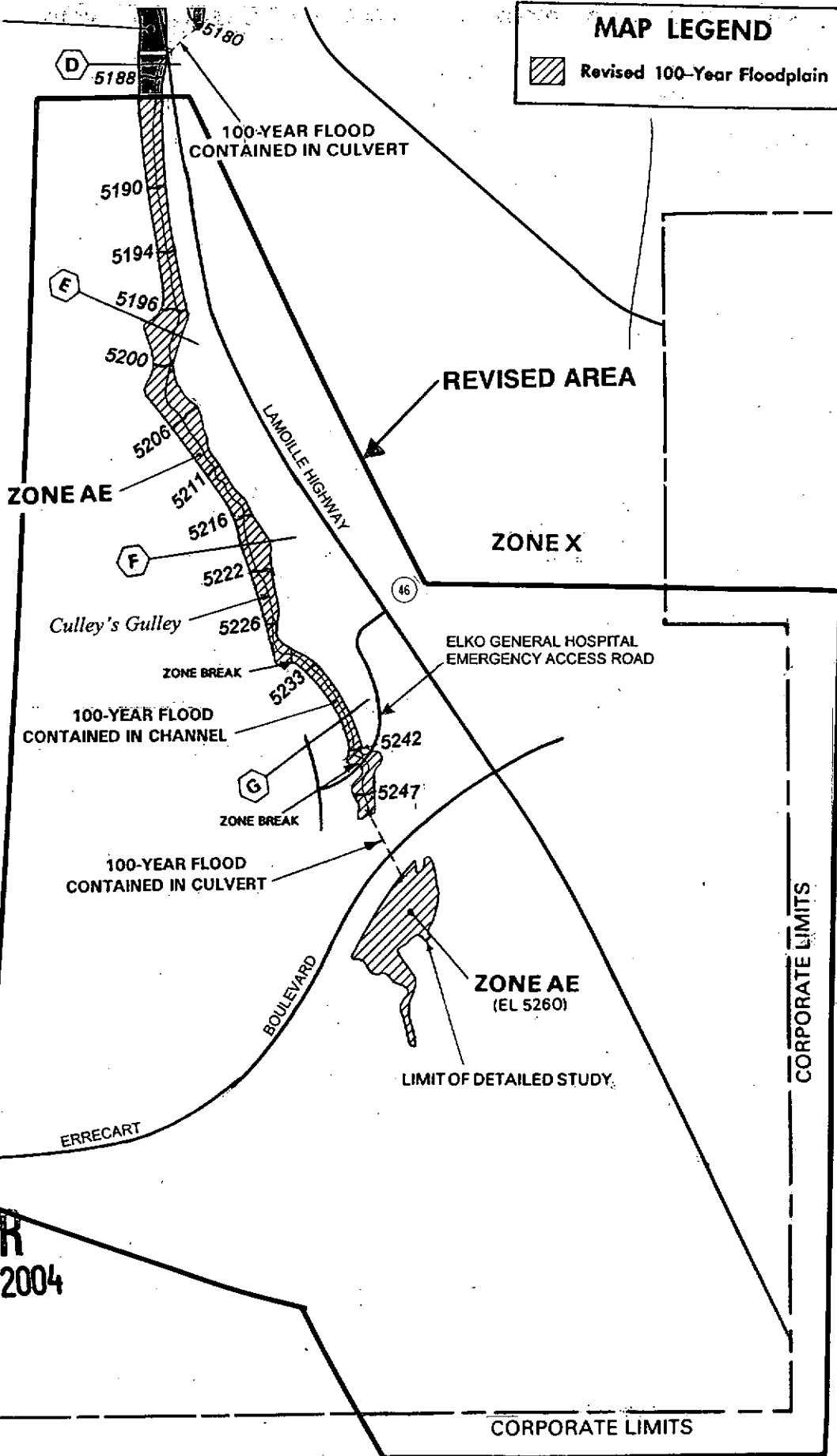


Table 1 Summary of Discharges

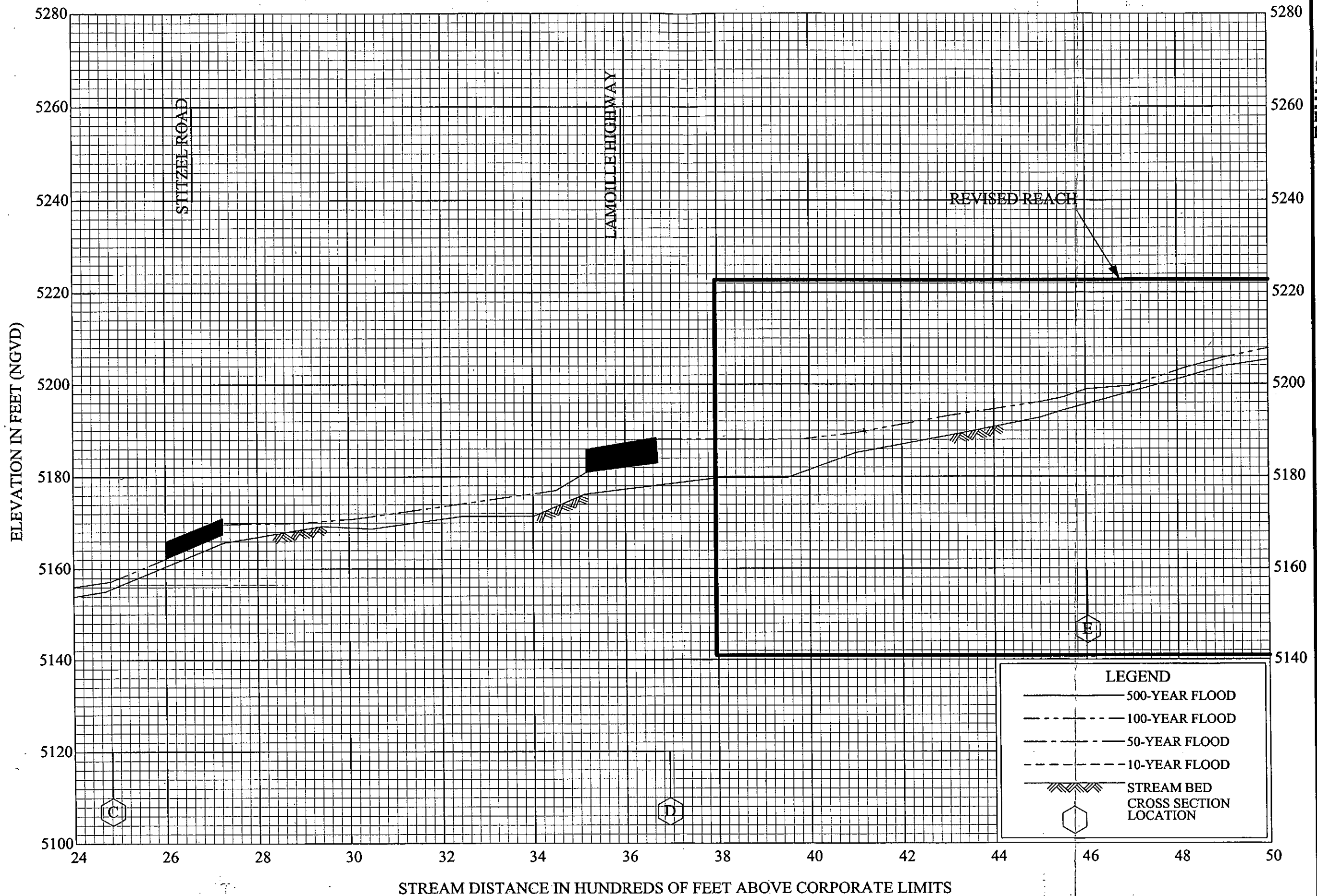
<u>Flooding Source and Location</u>	<u>Drainage Area (Square Miles)</u>	<u>Peak Discharges (Cubic Feet per Second)</u>			
		<u>10-Year</u>	<u>50-Year</u>	<u>100-Year</u>	<u>500-Year</u>
Humboldt River					
At Twelfth Street	2,912	4,000	7,200	9,700	20,000
Metzler Wash					
Just upstream of Lamiolle Highway		--1	--1	727	--1
At Lamiolle Highway		--1	--1	180	--1
Culley's Gulley					
At Last Chance Road	3.30	--1	--1	154	--1
At Lamiolle Highway	3.13	--1	--1	510	--1
Just downstream of Errecart Boulevard	1.71	--1	--1	221	--1
Golf Course Drainage					
At Interstate 80	3.46	--1	--1	1,457	--1
East Adobe Creek					
At Interstate 80	6.24	--1	--1	1,562	--1
22 East Drainage					
At Bullion Road	0.43	--1	--1	237	--1
Eightmile Creek					
At SCS Dam	11.60	--1	--1	4,519	--1
At Interstate 80	12.18	--1	--1	386	--1
Fifth Street drainage					
At SCS Dam	1.03	--1	--1	234	--1
22 Middle Drainage					
At Bullion Road	1.08	--1	--1	471	--1
Panorama Wash					
At Lamiolle Highway	0.44	--1	--1	230	--1
Southside Drainage					
At SCS Dam	1.03	--1	--1	499	--1

REVISED DATA

REVISED TO  
REFLECT LOMR  
DATED OCT 28 2004

<sup>1</sup>Not determined





FEDERAL EMERGENCY MANAGEMENT AGENCY

CITY OF ELKO, NV

(ELKO CO.)

FLOOD PROFILES

CULLEY'S GULLEY

REFLECT LOMR  
DATE OCT 28 2004

09P

